

Applicant	Perry Krape/Broward Development II, LLC	
Request	PDK Plat	
Location	1870 W. State Road 84	
Legal Description	Barrett's Subdivision, Acreage in 21-50-42, P.B. 1, P. 46 Public Records of Miami-Dade County	
Property Size	31,063 s.f.	
Zoning	B-2	
Existing Land Use	Vacant	
Future Land Use Designation	Commercial	
Comprehensive Plan Consistency	Consistent with Land Use Element, Objective 5	
Other Required Approvals	City Commission	
Applicable ULDR Sections	Sec. 47-24.5, Subdivision Regulations	
Notification Requirements	Sign posting within 15 days of meeting	
Action Required	Recommend approval or denial to City Commission	
Project Planner	Name and Title	Initials
	Angela Csinsi, Planner II	
Authorized By	Jim Koeth, Principal Planner	
Approved By	Bruce Chatterton, AICP, Planning and Zoning Manager	

Request:

This is a request to plat a 31,063 s.f. property located on State Road 84, west of SW 18 Terrace and north of SW 28 Street.

Property/Project Description:

This plat was reviewed by the Development Review Committee on October 28, 2003 and all comments have been addressed. An associated site plan was reviewed for a self-storage facility that is consistent with the proposed plat.

The plat contains a note limiting the use to 70,000 s.f. of commercial. There are several FPL easements that were on the previous plat which will remain. One that is located where a proposed building will be located is being removed. No additional right-of-way will be dedicated with the exception of a corner chord at the intersection of SW 18 Terrace and State Road 84.

Comprehensive Plan Consistency:

Consistent with Land Use Element, Objective 5 which states “the City’s subdivision regulations shall be consistent with Broward County regulations, including platting requirements”. This plat is consistent with County regulations.

Planning & Zoning Board Review Options:

The Planning and Zoning Board shall determine whether the proposed plat meets the provisions of this section and other applicable land development regulations and shall forward its recommendation (approval or denial) to the City Commission.

Staff Determination:

The proposed plat meets the requirements of ULDR Sec. 47-24.5, Subdivision Regulations.